

**McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION**  
**28 SEPTEMBER 2016 MEETING SUMMARY**  
*MCKENZIE MUNICIPAL COMPLEX @ 3:00 P.M.*

**I. Call to Order:**

The Meeting was called to order by Chairman Robb at 3:15 P.M.

**II. Roll Call/Establish of Quorum: Quorum Present.**

**Absent:** Secretary, Garlon Prewitt (Out-of-Town, Personal Business)

**Planning Staff:** Shelton I Merrill SWTDD, Regional Planner

**Other:** Ricky Watkins, Codes Consultant

**Media:** McKenzie Banner (not identified)

**III. 28 September 2016 Agenda Reviewed and Approved:**

**IV. 27 July 2016 Minutes Reviewed and Approved: (No August Meeting)**

**V. Old Business: None**

**VI. New Business:**

**VII. Review of the Lasseter & Moore Subdivision Plat.**

Background:

Stokes Surveying Limited Liability Company has submitted a minor plat on behalf of Ms. Linda Moore in order to subdivide / re-subdivide property located on East Magnolia Avenue. The properties are zoned R-2 (Medium Density Residential) and M-1 (Light Industrial) and comprises of 1.34 acres. They are not situated within a one percent chance of periodic flooding area according to Carroll County FIRM 47017C0040C. Said properties are further described as tax parcels 020.00 (Earlie G. Lassater), and 021.00 (Linda L. Moore), Group "C", Carroll County Tax Map 012L.

Analysis:

The State of Tennessee Comptroller of the Treasury Property Data Assessment Page depicts the following image for the above-mentioned tax parcels (see other exhibits)

Recommendation:

Staff recommends the Lassater & Moore Subdivision Plat be denied approval due to the lack of required road frontage for Tract "3".

Exhibits Presented and Discussion:

Planner Shelton Merrill and Surveyor Andrew Stokes presented exhibits and noted any discrepancies, deficiencies and solutions.

Tracts "1" and "2"; There are no conflicts with Tracts "1" and "2".

Tract "3"; 1) Inadequate road frontage, less the 50 feet required by ordinance.

Surveyor Andrew Stokes explained the difficulties with existing and historic property changes and conflicts with recorded deeds vs. tax assessor records which are myriad in this situation.

Suggestion to create a trapezoidal easement at University Drive to provide access via University Drive. Motion was conditionally approved if amended plat is presented to the October Planning Commission meeting.

**VIII. Other Business:**

**Municipal Reports: None**

**Other Reports: Various Code Actions and violations/concerns were discussed.**

**Meeting Schedule:**

**OCTOBER 2016:**

Agenda Wednesday 12 October 2016 at 3:00 PM

Monthly Wednesday 26 October 2016 at 3:00 PM

**NOVEMBER 2016:**

Agenda Wednesday 09 November 2016 at 3:00 PM

Monthly Tuesday 22 November 2016 at 3:00 PM (**Thanksgiving**)

**DECEMBER 2016:**

Agenda & Monthly Combined (**Christmas**)

Wednesday 14 December 2016 at 3:00 PM

**Meeting Adjourned at 4:32 PM**